

PROPOSED  
\$90 MILLION  
BOND ISSUE  
FOR  
SCHOOL  
BUILDING  
IMPROVEMENTS

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San Francisco  
Unified School District

June 1987



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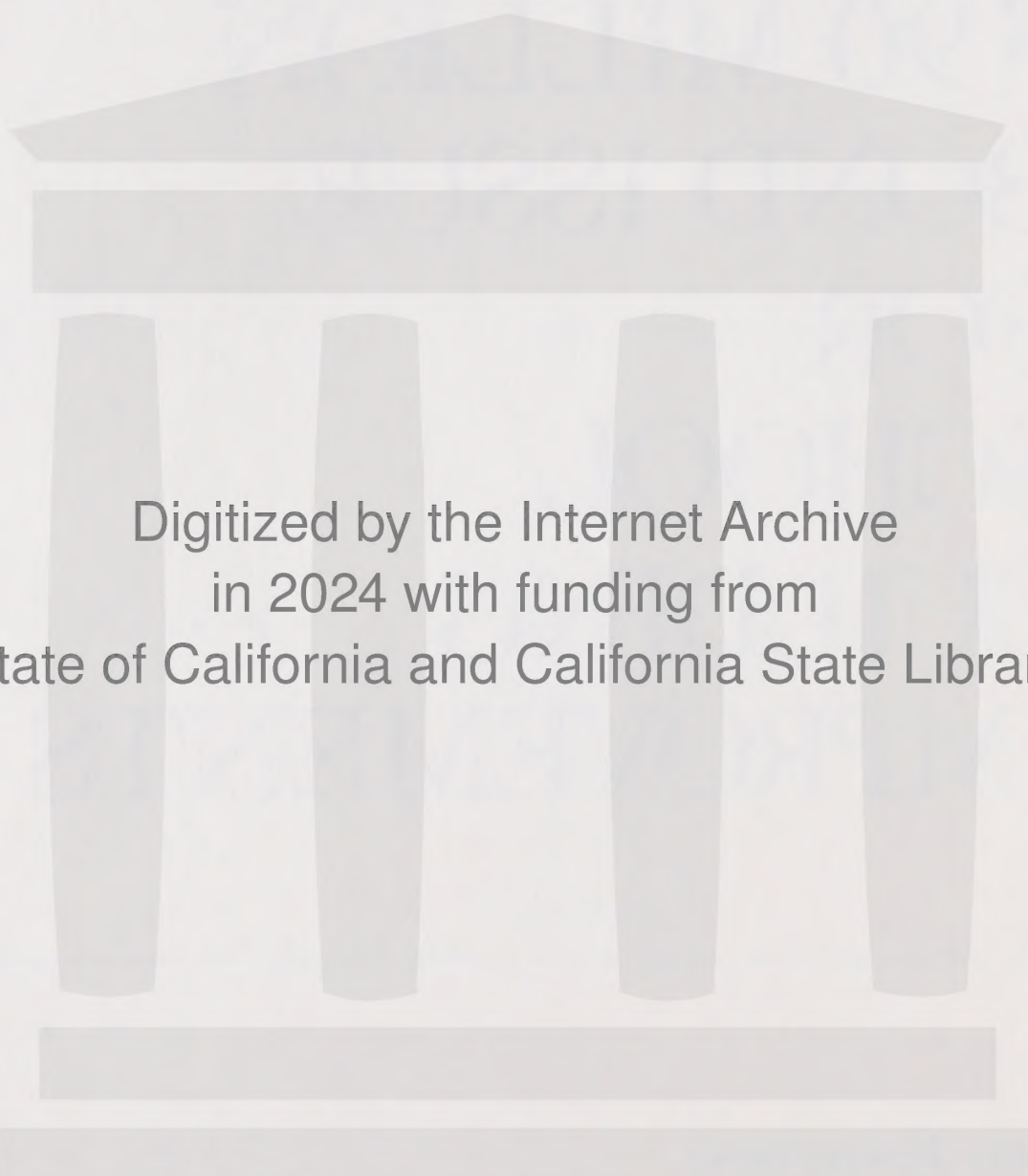
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# PROPOSED BOND ISSUE

\$90 MILLION

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## PREFACE

The San Francisco Unified School District, like many other urban school districts, is faced with many facility problems which need immediate attention. Since 1978 there has been a major reduction of monies available to school districts for building maintenance, renovation, and upgrading of educational facilities to provide for the increase in enrollment after a decade of declining enrollment.

Consequently, the San Francisco Unified School District now faces a double dilemma: (1) having the majority of the facilities in serious need of repair and rehabilitation due to age and neglect and (2) not having adequate facilities to meet its increasing enrollment.

The last major reconstruction effort by the San Francisco Unified School District took place over 10 years ago. That effort did not address the infrastructure problems of physical plants except those that related to "earthquake proofing" buildings. The median age of school buildings in the San Francisco Unified School District is 45 years. Ten schools were built over 65 years ago. Because of the lack of money over the past years we have not been able to adhere to a regular schedule for maintenance, and we have reached the point where major maintenance is performed on an emergency basis.

The present budget for capital improvements projects is only one million dollars. Due to other pressing priorities in the District, maintenance budgets have been reduced, and have remained extremely low over the past 10 years. Thus, continued build up of maintenance needs has accrued to a figure of \$450,000,000, which breaks down to \$385,000,000 for actual repairs and \$65,000,000 for related costs which include architectural fees, permit costs, and inspection fees.

As we look at possible sources of income over the next years (1987-1992) we can identify four sources of income other than the General Fund to address this \$450,000,000 need for Deferred Maintenance. We cannot count on the General Fund, because it lacks sufficient monies to maintain our present instructional programs. In addition, to qualify for two of these four sources of income, we need to use significant amounts of money from the General Fund.

The first source of money is proceeds from rental and lease of school properties. These monies cannot be used for other than Deferred Maintenance; we cannot use it in the General Fund for any program. This first source amounts to \$2,000,000 per year.





The second source we can use to address the rehabilitation needs is matching Deferred Maintenance funds from the State. We can designate up to \$1,100,000 from the General Fund to qualify for up to \$1,100,000 matching funds from the State. Thus, if we maximize this opportunity, we can get \$2,200,000 annually from this source.

The third source of funding to address this \$450,000,000 need is to apply for funds available through proceeds from sale of bonds by the State of California which were authorized by the electorate of the State of California.

Proposition I was passed in November of 1982, and provided up to \$150,000,000 for the reconstruction of school facilities on a state-wide basis. San Francisco Unified School District applied for these funds and was granted \$24,000,000 from this issue of bonds.

In 1984 the electorate of the State of California approved Proposition 26. In this bond issue, \$200,000,000 was appropriated for reconstruction state-wide. San Francisco Unified School District applied for these funds, and was granted \$10,000,000 from this issue of bonds.

This \$34,000,000 is available to finance the costs of reconstruction, handicapped access improvements, architectural engineering fees and testing fees. One must realize that these monies address the reconstruction/rehabilitation of only 17 of the 111 sites presently used as schools. To accomplish the reconstruction work at these 17 sites we must use District General Fund monies to transport students to temporary facilities during reconstruction, to convert bathroom facilities of elementary schools for secondary school students, and to provide adequate science facilities. It is necessary to use elementary schools to temporarily accommodate secondary school students during the period of reconstruction because we have no vacant middle or senior high schools. The costs associated with the relocation of students while the reconstruction work is being done in utilizing the proceeds of the \$34 million from the proceeds of Proposition I and Proposition 26 is estimated by our General Services Department to be \$3,400,000. This will have to come from the General Fund.

The fourth source of funds to address our Deferred Maintenance needs is the sale of Certificates of Participation. This sale is made possible by designating a building, e.g., the Central Office, as collateral, and borrowing against it. The District is currently in the process of doing this, which will mean we will have up to \$12,000,000 available for Deferred Maintenance this coming year, and we will repay the debt over a 15 year period. The exact amount of the sale will depend on the appraised value of Central Office.

At best case, we will only have a total of \$67,000,000 over the next five years, an annual average of \$13,400,000 to address our \$450,000,000 Deferred Maintenance needs.





As Superintendent of Schools and Chief Administrative Officer of the San Francisco Unified School District, I cannot let the facilities in our District continue to deteriorate and eventually reach a point where we cannot carry on an instructional program in an environment that is safe and healthy for our students and staff; we may be closer to that point than anyone of us realizes or dares to admit. Long time neglect has caused increased costs; leaking roofs left unrepaired cause structural damage to infrastructures and ultimately warp floors. I cannot let this neglect continue; it is my duty to protect the public investment in our school properties which have a replacement value of \$1,250,000,000. It is my belief that how we care for our school buildings and learning environment is a sign of how much we care for and value the educational programs within the buildings. The care of our schools also reflects the respect for our community. If we really wish to be an integral part of a neighborhood/community then we cannot have buildings that are poorly maintained and which negatively impact property values.

Based on these facts and convictions, I am recommending to the Board of Education that they authorize the Superintendent to take the necessary actions to place on the November 1987 ballot an intent to fund through General Obligation Bonds an amount not to exceed \$90,000,000, to further address our Deferred Maintenance needs.

It is my belief that the proceeds from this \$90,000,000 bond issue will allow us to reverse the trend that each year more and more of our buildings deteriorate. With this money we will be able to restore our buildings to a condition that will prevent further deterioration, and we can develop a long range plan using annual Deferred Maintenance monies to continue to improve them in order to provide safe and healthy school environments that are conducive to learning, and are an asset to the neighborhood.

In consultation with staff, the following areas have been identified as priority areas for the use of the monies from the sale of these General Obligation Bonds. First priority was given to health and safety needs, followed by needs based on preservation of the structure of the buildings in order to allow them to continue to be used as school buildings.

Every existing school site, with the exception of our one new middle school which was just completed, will receive the benefit of these monies. The priority order is:

1. replacement of leaky roofs
2. rehabilitation of bathroom facilities
3. replacement of defective plumbing
4. painting and waterproofing of building exteriors
5. repair and replacement of heating and ventilating systems





6. rehabilitation of lighting and electrical systems
7. replacement of deteriorating window sashes
8. reconstruction of playgrounds including unsafe play structures
9. improvement of elementary library facilities
10. rehabilitation of science laboratories in middle and high schools

All of this reconstruction work will provide for handicapped access.

By the middle of this month, June 1987, we will have a specific list of every school site that will have a reconstruction/rehabilitation project, what the specific project is, and the estimated cost of the project. Project sites will be limited to those that house students.

Ramon C. Cortines, Superintendent of Schools





SAN FRANCISCO UNIFIED SCHOOL DISTRICT  
San Francisco, California

June 2, 1987  
(Board Meeting of June 9, 1987)

SUBJECT: Bond Issue

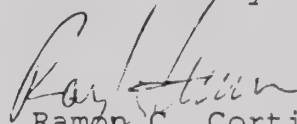
REQUESTED ACTION:

That the Superintendent of Schools be authorized by the Board of Education to take all actions necessary for qualifying for a Bond Election in November, 1987, up to a maximum of \$90,000,000 and that a request be made to the Board of Supervisors to take action necessary to place the issue on the November ballot.

BACKGROUND:

There is a necessity to construct certain improvements to our school facilities for the purpose of better serving our student population. One of the ways to finance this is to issue General Obligation Bonds. The proceeds from these bonds would be used for replacement of leaky roofs, rehabilitation of bathroom facilities and replacement of plumbing, handicapped access to buildings, painting and waterproofing of building exteriors, repair and replacement of heating and ventilation systems, replacement of deteriorating window sashes, reconstruction of playgrounds including unsafe play structures, improvement of elementary library facilities, rehabilitation of lighting and electrical systems, and upgrading of science facilities in middle schools and high schools.

Submitted by:



Ramon C. Cortines  
Superintendent of Schools

76-9B4

Ayes	- 7	Anaya, Denebeim, Kopf, McLeod, Miller, Tom, Wilson
Nays	- 0	
Abstain	- 0	
Absent	- 0	





## INTRODUCTION

The San Francisco Unified School District is faced with facilities upgrading needs requiring immediate attention. These needs, which have evolved over many years, can be attributed primarily to factors as follows:

- A student enrollment which is increasing, after a decade of decline.
- A legacy of school buildings that have grown old, outmoded, and deteriorated.
- A major reduction in funds available for renovation, construction, and educational programs.
- A renewal of expectations for public schools to provide real opportunity to young people in a society that is increasingly technological and competitive.

Each of the factors mentioned above merits expanded explanation and discussion. A number of these topics are referenced in the pages that follow where specific physical plant requirements are summarized and itemized.

The last major reconstruction effort by the San Francisco Unified School District occurred more than ten years ago. Focused almost entirely on Field Act-mandated earthquake safety aspects, the prior reconstruction did not address the many infrastructure problems of schools (e.g. utility lines, heating plant, etc.) which were even then becoming critical, nor were aspects of educational upgrading addressed. Now, a decade later, many health and safety problems have become increasingly urgent, and educational inadequacies have multiplied in scope.

It is imperative that school facilities provide secure, healthful, comfortable, efficient, and attractive environments where learning can occur uninterrupted by hazards or distractions.

Superintendent of Schools, Ramon C. Cortines, has reviewed the needs of San Francisco Unified School District school buildings, and is recommending to the voters of San Francisco a school reconstruction program to bring the District's schools up to a standard of quality which will address the most urgent needs and will renew citizens' pride in their schools. Superintendent Cortines understands that the rebuilding of both physical plant and educational program will take sustained effort over a period of years, but he knows the work must begin immediately to be successful.

Not only are many of the physical needs growing worse on an accelerated basis, but increased enrollment is adding to problems at numerous school sites. Enrollment has increased each year for the past seven years. In September 1987, the first San Francisco Unified School District students of the 21st Century will enter kindergarten. Will they be well served by the School District?

To answer that question, a large and representative group of San Francisco Unified School District teachers and administrators was surveyed and asked to



prioritize areas of physical plant needs they viewed as most critical. The areas investigated included primarily physical plant concerns, such as safety, health, building preservation, environmental and comfort factors, as well as a wide range of more specific academic upgrading concerns. A more complete account of the methodology of the analysis is reported in a following section of the this report; however, the broad results of the comprehensive study can be summarized as follows:

<u>Priority Projects</u>	<u>School Sites</u>	<u>Amount</u>
1. Replacement of leaky roofs.....	63.....	\$7,728,279
2. Rehabilitation of bathroom facilities and Replacement of defective plumbing.....	54.....	17,713,161
3. Painting and waterproofing of building exteriors.....	46.....	4,074,447
4. Rehabilitation and replacement of heating and ventilating systems.....	33.....	17,370,627
5. Rehabilitation of lighting and electrical systems.....	28.....	9,141,809
6. Replacement of deteriorating window sashes.....	44.....	9,990,762
7. Reconstruction of playgrounds, including unsafe play structures.....	61.....	6,873,098
8. Rehabilitation and expansion of library facilities.....	10.....	455,000
9. Rehabilitation of science laboratories in middle and high schools.....	18.....	4,900,000
10. Reconstruction work to provide for handicapped access.....	35.....	11,607,850
TOTAL.....		\$89,804,033

The 10 categories listed above do not begin to address all San Francisco Unified School District needs. To bring all these 10 areas up to current recommended standards would cost an estimated \$293 million. To cover all the current identified needs would cost an estimated \$450 million. School District planners, confronted with the realities of organizing a practical, effective, and affordable program, have limited the current program, as outlined, to \$90 million.

Based on the staff recommendations, the renovation needs recommended as deferrable included physical aspects as follows: hardware replacement, communication system upgrading, flooring replacement, locker replacement, acoustic improvement, and interior painting.

Also, regrettably postponed were a range of educational upgrading needs such as: computer room installations, auditorium upgrading, cafeteria upgrading,





office upgrading (faculty and counseling), shop conversion, and gymnasium rehabilitation.

While the list of omissions remains extensive, San Francisco Unified School District hopes to include certain of the additional needs from other funding sources. There is no prospect of addressing the overall need outlined as \$450 million; however, other possible income over the next 5 years includes:

<u>Funding Source</u>	<u>Amount (in millions)</u>
California State Propositions 1 & 26	\$34.0
Deferred Maintenance Program	12.0
Certificates of Participation Bonds	12.0

Coupled with the \$90.0 million in General Obligation Bonds recommended to the voters of San Francisco in this report, a total of \$148 million, expended over the next 5 years, would address major rehabilitation problems at 94% of the District's schools (the remaining 6% were constructed during the last 10 years), and would restore San Francisco school buildings to a status of pride and usefulness that the City's citizens have a right to expect now and in the decades just ahead.





## GENERAL APPROACH/METHODOLOGY

Thousands of requests for maintenance and educational upgrading have been logged over many years by the San Francisco Unified School District's Building and Grounds Department, and by the Facilities Planning and Construction Department. Budget restrictions have deterred compliance with a majority of the requests; however, they have been recorded and classified into broad categories of needed improvements. The requests have been supplemented by various surveys; particularly an in-depth 1984 survey of rehabilitation needs in every school.

Recently, an assessment team, consisting of educational facilities planners, architects, building crafts persons, supervisors, and site administrators was convened to review the collected data, expand its scope, and to define more precisely the categories which are most urgently in need of being addressed. Assessment team members reanalyzed all School District sites and programs. A questionnaire was responded to by a group of educational administrators who prioritized 27 defined categories of work, according to urgency. Ten major areas of greatest need have been identified as the focus of the immediate bonding proposal.

Simultaneously, a related type of analysis has been developed by San Francisco Unified School District's Department of Facilities Planning and Construction, in order to organize each school site according to a weighted matrix that considers and evaluates such factors as:

- Age of Buildings
- Capacity of Buildings
- Current and Projected Enrollment
- Dates of Recent Major Repairs and Reconstruction

Using advanced computerized methods of data analysis, it was then possible to combine the thousands of defined maintenance and upgrading requests into a comprehensive listing, outlining San Francisco Unified School District physical plant requirements for the next ten years. The prioritized printouts from the computer were then reanalyzed to separate designated funding categories as follows:

- Proposition 1 and 26 Funded Reconstruction
- Certificates of Participation Bonds Funded Reconstruction
- Deferred Maintenance Program Funding

The balance of needs, previously conceived as a viable program for General Obligation Bonds, is \$90 million. Further analysis from San Francisco Unified School District staff members will be needed to "fine tune" each recommended maintenance and upgrading project; the listings provided with this report represent an example of schools and projects. Some projects may be substituted, added, or expanded as a result of closer analysis of building conditions and/or as a result of an emergency.



## SUMMARY AND CONCLUSIONS

The total cost of upgrading San Francisco Unified School District facilities is estimated to be \$450 million. The Superintendent of Schools, Mr. Ramon C. Cortines, is recommending a \$90 million bond issue which will stop the continuous deterioration which is affecting the educational programs, and begin a process of renovation and rehabilitation which will make schools attractive, healthy and safe environments in which learning can occur.

The \$90 million bond issue is composed of 10 project categories and will benefit high schools, middle schools, elementary schools, and children's centers.

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	17	\$ 1,689,375
Elementary Schools	68	33,853,826
Middle Schools	14	22,097,774
High Schools	19	32,163,058
	<hr/>	<hr/>
TOTAL	118	\$89,804,033

On the following pages, the list identifies each project by schools. The schools are listed in alphabetical order by division.





Children's Centers (CC)

School Name	Project Description	
Argonne	toilet rehab/plumbing	
Argonne	lighting/elec upgrade	83,000
Bessie Smith	roof replacement	28,000
Burnett	roof replacement	
Burnett	site improvements	62,547
Commodore Stockton	toilet rehab/plumbing	
Commodore Stockton	heating/vent upgrade	206,296
Edison	roof replacement	
Edison	toilet rehab/plumbing	
Edison	lighting/elec upgrade	86,093
Florence Martin	roof replacement	
Florence Martin	toilet rehab/plumbing	57,000
Geary	roof replacement	
Geary	toilet rehab/plumbing	93,000
Jefferson	roof replacement	
Jefferson	library expansion	
Jefferson	lighting/elec upgrade	70,470
John McLaren	toilet rehab/plumbing	
John McLaren	exterior painting	
John McLaren	site improvements	254,730
Junipero Serra	roof replacement	
Junipero Serra	site improvements	75,000
Laguna Golden Gate	toilet rehab/plumbing	
Laguna Golden Gate	handicap access	
Laguna Golden Gate	lighting/elec upgrade	70,631
Las Americas	site improvements	40,000
Noriega	roof replacement	
Noriega	exterior painting	63,000
Potrero Terrace	roof replacement	
Potrero Terrace	toilet rehab/plumbing	56,000
San Miguel	roof replacement	
San Miguel	site improvements	350,408
Sarah B. Cooper	heating/vent upgrade	38,200
Yerba Buena	roof replacement	55,000
Total CC Expenditure:		1,689,375
Total CC:		17





Elementary Schools (ES)

School Name	Project Description	
Alvarado	roof replacement	
Alvarado	handicap access	
Alvarado	exterior painting	
Alvarado	heating/vent upgrade	650,193
Argonne Alt	exterior painting	
Argonne Alt	site improvements	96,230
Bessie Carmichael	roof replacement	
Bessie Carmichael	exterior painting	
Bessie Carmichael	site improvements	
Bessie Carmichael	library expansion	159,003
Bret Harte	toilet rehab/plumbing	
Bret Harte	lighting/elec upgrade	117,175
Bryant	roof replacement	
Bryant	site improvements	101,080
Buena Vista, Alt.	roof replacement	
Buena Vista, Alt.	toilet rehab/plumbing	
Buena Vista, Alt.	exterior painting	
Buena Vista, Alt.	heating/vent upgrade	
Buena Vista, Alt.	window sash replacement	
Buena Vista, Alt.	site improvements	559,573
Cabrillo	handicap access	200,000
Claire Lillienthal, Alt.	exterior painting	
Claire Lillienthal, Alt.	window sash replacement	
Claire Lillienthal, Alt.	site improvements	75,534
Clarendon, Alt.	roof replacement	
Clarendon, Alt.	window sash replacement	
Clarendon, Alt.	site improvements	378,000
Cleveland	toilet rehab/plumbing	
Cleveland	exterior painting	
Cleveland	heating/vent upgrade	
Cleveland	window sash replacement	
Cleveland	site improvements	
Cleveland	library expansion	
Cleveland	lighting/elec upgrade	791,600
Commodore Sloat	toilet rehab/plumbing	
Commodore Sloat	exterior painting	
Commodore Sloat	site improvements	158,000



Elementary Schools (ES)

School Name	Project Description	
Commodore Stockton	toilet rehab/plumbing	
Commodore Stockton	heating/vent upgrade	
Commodore Stockton	window sash replacement	
Commodore Stockton	site improvements	
Commodore Stockton	library expansion	
Commodore Stockton	lighting/elec upgrade	1,665,065
Daniel Webster	site improvements	41,230
Douglas Trad., Alt.	toilet rehab/plumbing	
Douglas Trad., Alt.	exterior painting	
Douglas Trad., Alt.	window sash replacement	
Douglas Trad., Alt.	lighting/elec upgrade	
Douglas Trad., Alt.	site improvements	433,940
Dr. Charles Drew, Alt.	handicap access	200,000
Dr. William Cobb	toilet rehab/plumbing	
Dr. William Cobb	heating/vent upgrade	
Dr. William Cobb	window sash replacement	738,891
E R Taylor	handicap access	
E R Taylor	exterior painting	
E R Taylor	heating/vent upgrade	
E R Taylor	window sash replacement	
E R Taylor	site improvements	862,693
Edison	roof replacement	
Edison	handicap access	
Edison	exterior painting	
Edison	heating/vent upgrade	
Edison	window sash replacement	
Edison	site improvements	1,012,532
El Dorado	roof replacement	
El Dorado	lighting/elec upgrade	
El Dorado	toilet rehab/plumbing	
El Dorado	exterior painting	492,375
Filipino Ed Ctr	site improvements	33,250
Francis Scott Key	roof replacement	
Francis Scott Key	toilet rehab/plumbing	
Francis Scott Key	handicap access	
Francis Scott Key	exterior painting	
Francis Scott Key	heating/vent upgrade	
Francis Scott Key	window sash replacement	1,267,195
Frank McCoppin	exterior painting	
Frank McCoppin	site improvements	74,620





Elementary Schools (ES)

School Name	Project Description	
Garfield	site improvements	30,590
George Moscone	roof replacement	143,640
George Peabody	roof replacement	
George Peabody	exterior painting	117,480
Glen Park	roof replacement	
Glen Park	toilet rehab/plumbing	
Glen Park	window sash replacement	
Glen Park	site improvements	445,423
Golden Gate and Annex	roof replacement	
Golden Gate and Annex	lighting/elec upgrade	
Golden Gate and Annex	toilet rehab/plumbing	348,305
Grattan	roof replacement	
Grattan	handicap access	298,960
Guadalupe	roof replacement	
Guadalupe	toilet rehab/plumbing	
Guadalupe	handicap access	
Guadalupe	window sash replacement	
Guadalupe	site improvements	629,078
Hawthorne	toilet rehab/plumbing	
Hawthorne	heating/vent upgrade	
Hawthorne	window sash replacement	
Hawthorne	site improvements	
Hawthorne	library expansion	748,583
Hillcrest	roof replacement	
Hillcrest	handicap access	
Hillcrest	exterior painting	
Hillcrest	window sash replacement	
Hillcrest	site improvements	849,000
Jean Parker	toilet rehab/plumbing	
Jean Parker	exterior painting	
Jean Parker	window sash replacement	
Jean Parker	site improvements	
Jean Parker	library expansion	
Jean Parker	lighting/elec upgrade	569,945
Jefferson	handicap access	
Jefferson	exterior painting	
Jefferson	lighting/elec upgrade	
Jefferson	heating/vent upgrade	582,000
John Muir	toilet rehab/plumbing	
John Muir	heating/vent upgrade	717,868





Elementary Schools (ES)

School Name	Project Description	
John Swett, Alt.	toilet rehab/plumbing	
John Swett, Alt.	exterior painting	
John Swett, Alt.	window sash replacement	
John Swett, Alt.	site improvements	336,000
Jose Ortega	toilet rehab/plumbing	
Jose Ortega	exterior painting	
Jose Ortega	site improvements	419,675
Junipero Serra	site improvements	27,930
Lafayette	roof replacement	
Lafayette	handicap access	
Lafayette	heating/vent upgrade	
Lafayette	window sash replacement	
Lafayette	site improvements	978,570
Lakeshore, Alt.	toilet rehab/plumbing	
Lakeshore, Alt.	handicap access	
Lakeshore, Alt.	exterior painting	
Lakeshore, Alt.	site improvements	821,760
Lawton, Alt.	roof replacement	
Lawton, Alt.	toilet rehab/plumbing	
Lawton, Alt.	handicap access	
Lawton, Alt.	exterior painting	
Lawton, Alt.	heating/vent upgrade	
Lawton, Alt.	site improvements	1,274,495
Leonard R. Flynn	roof replacement	
Leonard R. Flynn	toilet rehab/plumbing	
Leonard R. Flynn	heating/vent upgrade	
Leonard R. Flynn	site improvements	982,735
Longfellow	toilet rehab/plumbing	
Longfellow	exterior painting	
Longfellow	lighting/elec upgrade	
Longfellow	site improvements	479,525
Louise Lombard, Alt.	exterior painting	
Louise Lombard, Alt.	roof replacement	173,000
Marshall	handicap access	100,000
Miraloma	toilet rehab/plumbing	
Miraloma	window sash replacement	525,125
Mission Ed Ctr	handicap access	
Mission Ed Ctr	lighting/elec upgrade	479,960
Monroe	site improvements	46,550



Elementary Schools (ES)

School Name	Project Description	
Paul Revere	roof replacement	
Paul Revere	toilet rehab/plumbing	
Paul Revere	handicap access	595,238
Paul Revere Annex	handicap access	
Paul Revere Annex	site improvements	251,000
Raphael Weill	roof replacement	
Raphael Weill	heating/vent upgrade	
Raphael Weill	site improvements	759,080
Redding	toilet rehab/plumbing	
Redding	exterior painting	
Redding	window sash replacement	
Redding	site improvements	
Redding	library expansion	
Redding	lighting/elec upgrade	615,000
Robert Louis Stevenson	roof replacement	
Robert Louis Stevenson	handicap access	
Robert Louis Stevenson	window sash replacement	
Robert Louis Stevenson	site improvements	
Robert Louis Stevenson	lighting/elec upgrade	966,156
Rooftop, Alt.	lighting/elec upgrade	
Rooftop, Alt.	roof replacement	215,560
San Francisco Community	roof replacement	
San Francisco Community	toilet rehab/plumbing	
San Francisco Community	handicap access	
San Francisco Community	exterior painting	686,500
Sanchez	roof replacement	
Sanchez	toilet rehab/plumbing	
Sanchez	handicap access	
Sanchez	heating/vent upgrade	
Sanchez	site improvements	639,083
Sheridan	handicap access	150,000
Sherman	heating/vent upgrade	
Sherman	window sash replacement	575,050
Sir Francis Drake	roof replacement	
Sir Francis Drake	exterior painting	271,000
Spring Valley	toilet rehab/plumbing	
Spring Valley	exterior painting	
Spring Valley	window sash replacement	
Spring Valley	lighting/elec upgrade	913,441





# Elementary Schools (ES)

School Name	Project Description	
Starr King	roof replacement	
Starr King	toilet rehab/plumbing	
Starr King	window sash replacement	
Starr King	site improvements	
Starr King	library expansion	609,075
Sunnyside	exterior painting	
Sunnyside	heating/vent upgrade	
Sunnyside	window sash replacement	
Sunnyside	library expansion	511,950
Sutro	exterior painting	82,000
Treasure Island	roof replacement	
Treasure Island	exterior painting	148,824
Ulloa	roof replacement	
Ulloa	toilet rehab/plumbing	
Ulloa	window sash replacement	583,784
Visitacion Valley	roof replacement	
Visitacion Valley	toilet rehab/plumbing	
Visitacion Valley	handicap access	
Visitacion Valley	exterior painting	
Visitacion Valley	heating/vent upgrade	
Visitacion Valley	window sash replacement	
Visitacion Valley	site improvements	1,238,270
West Portal	roof replacement	
West Portal	heating/vent upgrade	
West Portal	window sash replacement	
West Portal	site improvements	612,700
William DeAvila	roof replacement	
William DeAvila	heating/vent upgrade	
William DeAvila	window sash replacement	845,740
Total ES Expenditure:		33,853,826
Total ES:		68



Middle Schools (MS)

School Name	Project Description	
A P Giannini	roof replacement	
A P Giannini	handicap access	
A P Giannini	exterior painting	
A P Giannini	science lab upgrade	1,299,555
Aptos	toilet rehab/plumbing	
Aptos	handicap access	
Aptos	heating/vent upgrade	
Aptos	window sash replacement	
Aptos	site improvements	
Aptos	science lab upgrade	3,250,556
Benjamin Franklin	toilet rehab/plumbing	
Benjamin Franklin	exterior painting	
Benjamin Franklin	window sash replacement	
Benjamin Franklin	site improvements	
Benjamin Franklin	lighting/elec upgrade	
Benjamin Franklin	science lab upgrade	1,942,090
Everett	toilet rehab/plumbing	
Everett	heating/vent upgrade	
Everett	site improvements	
Everett	science lab upgrade	2,502,678
Francisco	toilet rehab/plumbing	
Francisco	handicap access	
Francisco	heating/vent upgrade	
Francisco	window sash replacement	
Francisco	science lab upgrade	2,440,601
Herbert Hoover	roof replacement	
Herbert Hoover	handicap access	
Herbert Hoover	science lab upgrade	870,000
Horace Mann	toilet rehab/plumbing	
Horace Mann	handicap access	
Horace Mann	heating/vent upgrade	
Horace Mann	window sash replacement	
Horace Mann	site improvements	1,735,973
James Denman	window sash replacement	
James Denman	site improvements	425,980
James Lick	roof replacement	
James Lick	toilet rehab/plumbing	
James Lick	handicap access	
James Lick	site improvements	
James Lick	science lab upgrade	1,522,481





Middle Schools (MS)

School Name	Project Description	
Luther Burbank	roof replacement	
Luther Burbank	handicap access	
Luther Burbank	exterior painting	
Luther Burbank	science lab upgrade	720,850
Marina	toilet rehab/plumbing	
Marina	exterior painting	
Marina	science lab upgrade	1,208,025
Presidio	heating/vent upgrade	
Presidio	window sash replacement	
Presidio	site improvements	
Presidio	lighting/elec upgrade	
Presidio	science lab upgrade	2,160,444
Roosevelt	roof replacement	
Roosevelt	heating/vent upgrade	
Roosevelt	window sash replacement	
Roosevelt	site improvements	
Roosevelt	science lab upgrade	1,752,540
Visitation Valley	roof replacement	266,000
Total MS Expenditure:		22,097,773
Total MS:		14



High Schools (HS)

School Name	Project Description	
Abraham Lincoln	roof replacement	
Abraham Lincoln	toilet rehab/plumbing	
Abraham Lincoln	site improvements	
Abraham Lincoln	lighting/elec upgrade	
Abraham Lincoln	science lab upgrade	3,143,716
Alamo Park, Alt.	roof replacement	
Alamo Park, Alt.	exterior painting	
Alamo Park, Alt.	window sash replacement	302,640
Balboa	roof replacement	
Balboa	toilet rehab/plumbing	
Balboa	exterior painting	
Balboa	heating/vent upgrade	
Balboa	window sash replacement	
Balboa	site improvements	
Balboa	lighting/elec upgrade	
Balboa	science lab upgrade	5,235,762
Ctr/Indep Studies, Alt.	roof replacement	
Ctr/Indep Studies, Alt.	exterior painting	
Ctr/Indep Studies, Alt.	window sash replacement	163,760
Downtown, Alt.	roof replacement	
Downtown, Alt.	toilet rehab/plumbing	
Downtown, Alt.	exterior painting	
Downtown, Alt.	site improvements	
Downtown, Alt.	lighting/elec upgrade	981,548
Galileo	roof replacement	
Galileo	exterior painting	
Galileo	heating/vent upgrade	
Galileo	window sash replacement	
Galileo	site improvements	
Galileo	lighting/elec upgrade	
Galileo	science lab upgrade	5,376,973
George Washington	window sash replacement	
George Washington	site improvements	
George Washington	science lab upgrade	2,027,942
Intern'l Stud Acad. Alt.	roof replacement	106,400
J Eugene McAteer	handicap access	500,000
John O'Connell, Alt.	roof replacement	266,000





High Schools (HS)

School Name	Project Description	
Lowell, Alt.	toilet rehab/plumbing	
Lowell, Alt.	handicap access	
Lowell, Alt.	exterior painting	
Lowell, Alt.	site improvements	
Lowell, Alt.	lighting/elec upgrade	
Lowell, Alt.	science lab upgrade	3,976,558
Mark Twain, Alt.	roof replacement	
Mark Twain, Alt.	toilet rehab/plumbing	
Mark Twain, Alt.	handicap access	
Mark Twain, Alt.	window sash replacement	
Mark Twain, Alt.	site improvements	837,455
Mission	toilet rehab/plumbing	
Mission	exterior painting	
Mission	heating/vent upgrade	
Mission	window sash replacement	
Mission	site improvements	
Mission	lighting/elec upgrade	
Mission	science lab upgrade	5,540,862
Newcomer, Alt.	roof replacement	
Newcomer, Alt.	toilet rehab/plumbing	
Newcomer, Alt.	window sash replacement	
Newcomer, Alt.	library expansion	
Newcomer, Alt.	lighting/elec upgrade	969,936
Phillip Burton, Alt.	handicap access	
Phillip Burton, Alt.	heating/vent upgrade	572,000
Raoul Wallenburg	roof replacement	
Raoul Wallenburg	toilet rehab/plumbing	
Raoul Wallenburg	site improvements	
Raoul Wallenburg	science lab upgrade	637,046
School/Bus/Com, Alt.	roof replacement	
School/Bus/Com, Alt.	lighting/elec upgrade	
School/Bus/Com, Alt.	window sash replacement	358,585
Sunshine, Alt.	roof replacement	160,000
Woodrow Wilson	roof replacement	
Woodrow Wilson	toilet rehab/plumbing	
Woodrow Wilson	exterior painting	
Woodrow Wilson	site improvements	
Woodrow Wilson	science lab upgrade	1,005,875
Total HS Expenditure:		32,163,058
Total HS:		19



## REPLACEMENT OF LEAKY ROOFS

New roof systems will reduce maintenance cost both on the roof and interior areas currently subject to water damage. Health and safety factors will also be improved.

Roofing assemblies on District schools include a wide range of materials, components, and accessories. The greatest number are multi-layer tar and gravel; however, there are a variety of membrane systems, as well as shingle and clay tile roofing systems. Replacement work generally matches the existing system, because of the need for compatibility with the sub-roof structure.

Membrane systems require complete removal of the existing material and replacement with new membranes. Flashing components are an integral part of these systems.

Shingle systems also require complete removal of existing material and replacement is generally with shingles of a similar type in order to match visually adjacent roofs.

Tile systems are highly durable and the life span is extensive. Failure usually lies in the connection hardware or flashing components. Tiles themselves are often reused on replacement work.

New roofs are an especially high priority because of the experience of teachers and pupils in the older schools. Although San Francisco has maintained emergency repair crews, and certain roofs have been patched annually, the source of leaks is often impossible to detect until classrooms and corridors are wet and damaged. When that occurs, not only does the building suffer, but the entire educational program may be jeopardized by the related operational problems.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	11	\$ 637,493
Elementary Schools	32	3,110,063
Middle Schools	6	1,422,800
High Schools	14	2,557,923
	<hr/>	<hr/>
TOTAL	63	\$7,728,279





# Replacement of Leaky Roofs

School Name	
Bessie Smith	CC
Burnett	CC
Edison	CC
Florence Martin	CC
Geary	CC
Jefferson	CC
Junipero Serra	CC
Noriega	CC
Potrero Terrace	CC
San Miguel	CC
Yerba Buena	CC

Total CC Expenditure: 637,493  
Total CC: 11

Alvarado	ES
Bessie Carmichael	ES
Bryant	ES
Buena Vista, Alt.	ES
Clarendon, Alt.	ES
Edison	ES
El Dorado	ES
Francis Scott Key	ES
George Moscone	ES
George Peabody	ES
Glen Park	ES
Golden Gate and Annex	ES
Grattan	ES
Guadalupe	ES
Hillicrest	ES
Lafayette	ES
Lawton, Alt.	ES
Leonard R. Flynn	ES
Louise Lombard, Alt.	ES
Paul Revere	ES
Raphael Weill	ES
Robert Louis Stevenson	ES
Rooftop, Alt.	ES
San Francisco Community	ES
Sanchez	ES
Sir Francis Drake	ES
Starr King	ES
Treasure Island	ES
Ulloa	ES
Visitacion Valley	ES
West Portal	ES
William DeAvila	ES

Total ES Expenditure: 3,110,063  
Total ES: 32

School Name		
A P Giannini	MS	
Herbert Hoover	MS	
James Lick	MS	
Luther Burbank	MS	
Roosevelt	MS	
Visitacion Valley	MS	
Total MS Expenditure:		1,422,800
Total MS:		6

Abraham Lincoln	HS
Alamo Park, Alt.	HS
Balboa	HS
Ctr/Indep Studies, Alt.	HS
Downtown, Alt.	HS
Galileo	HS
Intern'l Stud Acad. Alt.	HS
John O'Connell, Alt.	HS
Mark Twain, Alt.	HS
Newcomer, Alt.	HS
Raoul Wallenburg	HS
School/Bus/Com, Alt.	HS
Sunshine, Alt.	HS
Woodrow Wilson	HS

Total HS Expenditure: 2,557,923  
Total HS: 14

Total Expenditure: 7,728,279  
Total Schools: 63



## REHABILITATION OF BATHROOM FACILITIES AND REPLACEMENT OF DEFECTIVE PLUMBING

Toilet rooms receive intensive use and occasional abuse. Class change, scheduling, and crowding require a utilization that, typically, requires fixture replacement in 8 to 15 years. Every 8 to 10 years partitions and finish surfaces need to be renewed or replaced. San Francisco Unified School District has many 50-year-old school buildings, which have been patched over several decades. In certain serious cases, health considerations require that deteriorated plumbing lines must be replaced. For those toilet spaces, overall economy calls for a broad scale rehabilitation of piping, fixtures, partitions, and surfaces. Often, new ventilation and lighting are also required for reasons of safety, health and/or aesthetics. Because dark and deteriorated toilet rooms are a major source of school problems, as well as teacher, student and parent complaints, principals have learned that by addressing these health concerns, the upgrading of toilet rooms has a noticeable effect on overall school morale.

Years of inadequate maintenance and/or clogged drain lines in the older buildings, has resulted in dozens of inoperable drinking fountains in schools. Additionally, there are non-functioning science laboratory sinks, as well as inoperative showers in gymnasium locker rooms. Plumbing repairs often have proceeded in a piecemeal basis over many years.

Now it is not feasible, economically or functionally, to continue this piecemeal approach to problems. In a number of San Francisco's oldest schools, some classrooms may be closed temporarily while all major water piping lines and drainage lines are replaced. One advantage of such an endeavor is that planned upgrading of designated toilet rooms will include handicapped accessibility compliance (i.e., wheelchair accommodations). Under new California codes, such access is required to be a part of major school renovation.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	8	\$ 234,112
Elementary Schools	30	6,692,486
Middle Schools	7	5,315,593
High Schools	9	5,470,969
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TOTAL	54	\$17,713,161





# Rehabilitation of Bathroom Facilities/Plumbing

-----  
School Name  
-----

Argonne	CC
Commodore Stockton	CC
Edison	CC
Florence Martin	CC
Geary	CC
John McLaren	CC
Laguna Golden Gate	CC
Potrero Terrace	CC

Total CC Expenditure:	234,112
Total CC:	8

-----  
School Name  
-----

Aptos	MS
Benjamin Franklin	MS
Everett	MS
Francisco	MS
Horace Mann	MS
James Lick	MS
Marina	MS

Total MS Expenditure:	5,315,593
Total MS:	7

Bret Harte	ES
Buena Vista, Alt.	ES
Cleveland	ES
Commodore Sloat	ES
Commodore Stockton	ES
Douglas Trad., Alt.	ES
Dr. William Cobb	ES
El Dorado	ES
Francis Scott Key	ES
Glen Park	ES
Golden Gate and Annex	ES
Guadalupe	ES
Hawthorne	ES
Jean Parker	ES
John Muir	ES
John Swett, Alt.	ES
Jose Ortega	ES
Lakeshore, Alt.	ES
Lawton, Alt.	ES
Leonard R. Flynn	ES
Longfellow	ES
Miraloma	ES
Paul Revere	ES
Redding	ES
San Francisco Community	ES
Sanchez	ES
Spring Valley	ES
Starr King	ES
Ulloa	ES
Visitation Valley	ES

Total ES Expenditure:	6,692,486
Total ES:	30

Abraham Lincoln	HS
Balboa	HS
Downtown, Alt.	HS
Lowell, Alt.	HS
Mark Twain, Alt.	HS
Mission	HS
Newcomer, Alt.	HS
Raoul Wallenburg	HS
Woodrow Wilson	HS

Total HS Expenditure:	5,470,969
Total HS:	9

Total Expenditure:	17,713,161
Total Schools:	54



## PAINTING AND WATERPROOFING OF BUILDING EXTERIORS

The San Francisco climate dictates the need for an intensive painting program. Exteriors of District schools are generally a combination of masonry, stucco, and wood. The finishes used to protect these materials include sealants on masonry, and paint products on stucco and wood. The life span of these materials is five to ten years; exposure and graffiti all impact these life spans.

Refinishing is labor intensive, due to preparation work, heights, and areas with limited accessibility. Furthermore, the refinish work often requires related repair to windows, doors, and trim work, thus adding to painting costs.

New finish systems (sealants and paint products) are far superior to products of 20 years ago, and new finish work will extend the building life span, reduce maintenance, and enhance the school appearance.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	2	\$ 82,000
Elementary Schools	31	2,058,006
Middle Schools	5	874,455
High Schools	8	1,059,986
	<hr/>	<hr/>
TOTAL	46	\$4,074,447





# Painting and Waterproofing of Building Exteriors

-----  
 School Name  
 -----

John McLaren	CC	
Noriega	CC	
Total CC Expenditure:		82,000
Total CC:		2

Alvarado	ES
Argonne Alt	ES
Bessie Carmichael	ES
Buena Vista, Alt.	ES
Claire Lilienthal, Alt.	ES
Cleveland	ES
Commodore Sloat	ES
Douglas Trad., Alt.	ES
E R Taylor	ES
Edison	ES
El Dorado	ES
Francis Scott Key	ES
Frank McCoppin	ES
George Peabody	ES
Hillcrest	ES
Jean Parker	ES
Jefferson	ES
John Swett, Alt.	ES
Jose Ortega	ES
Lakeshore, Alt.	ES
Lawton, Alt.	ES
Longfellow	ES
Lousie Lombard, Alt.	ES
Redding	ES
San Francisco Community	ES
Sir Francis Drake	ES
Spring Valley	ES
Sunnyside	ES
Sutro	ES
Treasure Island	ES
Visitation Valley	ES

Total ES Expenditure:	2,058,006
Total ES:	31

A P Giannini	MS
Benjamin Franklin	MS
Herbert Hoover	MS
Luther Burbank	MS
Marina	MS

Total MS Expenditure:	874,455
Total MS:	5

-----  
 School Name  
 -----

Alamo Park, Alt.	HS
Balboa	HS
Ctr/Indep Studies, Alt.	HS
Downtown, Alt.	HS
Galileo	HS
Lowell, Alt.	HS
Mission	HS
Woodrow Wilson	HS

Total HS Expenditure:	1,059,986
Total HS:	8

Total Expenditure:	4,074,447
Total Schools:	46



## REHABILITATION AND REPLACEMENT OF HEATING AND VENTILATING SYSTEMS

Although favored by a temperate climate, San Francisco schools experience many of the problems of schools in colder areas. In fact, certain problems are exaggerated by the sudden changes in temperature, particularly because School District ventilation systems are generally archaic by any contemporary standard of rates of air change for classroom spaces. Most San Francisco Unified School District classrooms have no forced ventilation. Since a majority of the buildings are more than 50 years old, a typical situation is a classroom with inoperable windows in a school building with a hard to control heating system. The result is a classroom that is certain to be stuffy and may be either too hot or too cold for a suitable learning environment or for the good health of students.

The matter of deteriorated windows is dealt with in another section of this report, however, the replacement of boiler and heating distribution systems is a separate major need. San Francisco Unified School District has commenced a major shift from old fashioned, hard to control, steam systems to more adaptable and more easily modulated hot water systems. The typical life span of a boiler is 25 to 30 years; therefore, some have been replaced. However, in many of the 40 or 50 year old buildings, the original steam piping may be leaking and may cause extensive damage. Although the renewal procedure is costly and difficult, it must be done for these school buildings to continue to function.

Apart from the necessity of providing safer and healthier thermal environments for school age youngsters, a secondary benefit of replacing old heating and ventilating systems is that today's equipment is much more energy efficient. As San Francisco Unified School District gradually moves toward automated and centrally controlled heating and ventilating, certain energy wasting practices such as overheating and continuous exhaust can be regulated, with ultimate economy, less fuel, and lower all around maintenance costs.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	2	\$ 226,690
Elementary Schools	21	7,685,840
Middle Schools	6	5,394,091
High Schools	4	4,064,006
	<hr/>	<hr/>
TOTAL	33	\$17,370,627





# Rehabilitation and Replacement of Heating and Ventilating Systems

-----  
 School Name  
 -----

Commodore Stockton CC  
 Sarah B. Cooper CC

Total CC Expenditure: 226,690  
 Total CC: 2

Alvarado ES  
 Buena Vista, Alt. ES  
 Cleveland ES  
 Commodore Stockton ES  
 Dr. William Cobb ES  
 E R Taylor ES  
 Edison ES  
 Francis Scott Key ES  
 Hawthorne ES  
 Jefferson ES  
 John Muir ES  
 Lafayette ES  
 Lawton, Alt. ES  
 Leonard R. Flynn ES  
 Raphael Weill ES  
 Sanchez ES  
 Sherman ES  
 Sunnyside ES  
 Visitacion Valley ES  
 West Portal ES  
 William DeAvila ES

Total ES Expenditure: 7,685,840  
 Total ES: 21

Aptos MS  
 Everett MS  
 Francisco MS  
 Horace Mann MS  
 Presidio MS  
 Roosevelt MS

Total MS Expenditure: 5,394,091  
 Total MS: 6

Balboa HS  
 Galileo HS  
 Mission HS  
 Phillip Burton, Alt. HS

Total HS Expenditure: 4,064,006  
 Total HS: 4

Total Expenditure: 17,370,627  
 Total Schools: 33



## LIGHTING, AND REHABILITATION OF ELECTRICAL SYSTEMS

Adequate lighting is an essential ingredient of a suitable learning environment. Depending upon the tasks involved in the instructional spaces, lighting levels may vary from 40 foot candles to 70 foot candles. Certain types of laboratories and drafting rooms require higher levels of illumination. Service areas, gymnasiums, or corridors require less. Of equal importance to the quantity of the light is the quality; specifically, that glare-free reading conditions prevail. Also, natural light from windows should be controllable so that students can see the instructional materials presented, whether they be on a printed page; on chalk boards; or from TV monitors, projection screens, and computer screens.

Generally, lighting systems in older classrooms are incandescent. Many such instructional spaces in San Francisco schools fail to meet contemporary standards either in quantity or quality of artificial illumination. Most of these same older buildings also lack adequate wiring and related power distribution systems.

Modern schools use many types of equipment which did not exist even 20 years ago. Television broadcasting, new types of office machines, computers, and printers are among many useful educational resources that add to the overall electrical energy consumption.

New lighting fixtures and rewiring will not only make the older schools more educationally viable, but will reduce energy costs; modern lighting is much more efficient than the old incandescent lamps. A major undertaking is required to improve overall service by eliminating overloaded and antiquated electric circuitry.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	0	\$ -0-
Elementary Schools	14	2,059,631
Middle Schools	2	960,554
High Schools	8	6,011,024
	<hr/>	<hr/>
TOTAL	28	\$9,141,809



# Rehabilitation of Lighting and Electrical Systems

-----  
 School Name  
 -----

Bret Harte	ES
Cleveland	ES
Commodore Stockton	ES
Douglas Trad., Alt.	ES
El Dorado	ES
Golden Gate and Annex	ES
Jean Parker	ES
Jefferson	ES
Longfellow	ES
Mission Ed Ctr	ES
Redding	ES
Robert Louis Stevenson	ES
Rooftop	ES
Spring Valley	ES

Total ES Expenditure:	2,059,631
Total ES:	14

Benjamin Franklin	MS
Presidio	MS

Total MS Expenditure:	960,554
Total MS:	2

Abraham Lincoln	HS
Balboa	HS
Downtown, Alt.	HS
Galileo	HS
Lowell, Alt.	HS
Mission	HS
Newcomer, Alt.	HS
Schoo/Bus/Commerce	HS

Total HS Expenditure:	6,011,024
Total HS:	8

Total Expenditure:	9,141,809
Total Schools:	28





## REPLACEMENT OF DETERIORATING WINDOW SASHES

A majority of San Francisco school buildings have window sash over 50 years old. Many need replacement; some can be repaired. Whether original sash was wood or steel, weathering from wind, rain and sun has now resulted in serious problems of moisture penetration and air infiltration. Typically, the problems are most severe on the west side of a building; however, even protected courtyards may have numerous rotted sash. Even the newer schools, under 30 years of age, with aluminum sash will require some attention.

As a result of the deterioration, water has leaked into many classrooms, causing secondary damage to plaster and woodwork. Another aspect of damage is that hardware has become inoperable. Certain windows have been nailed shut, or otherwise sealed, in ways which inhibit proper ventilation, resulting in stuffy classrooms, offices, and libraries.

Windows, in poor condition, are a long term expense for the School District. Infiltration of air on cold days adds greatly to heating costs. Replacement of sash can have multiple benefits, such as improved appearance, improved security, and impediment of water infiltration.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	0	\$ -0-
Elementary Schools	28	3,860,160
Middle Schools	7	2,2702,070
High Schools	9	3,858,532
	<hr/>	<hr/>
TOTAL	44	\$9,990,762



# Replacement of Deteriorating Window Sashes

----- School Name -----		----- School Name -----	
Buena Vista, Alt.	ES	Alamo Park, Alt.	HS
Claire Lillienthal, Alt.	ES	Balboa	HS
Clarendon, Alt.	ES	Ctr/Indep Studies, Alt.	HS
Cleveland	ES	Galileo	HS
Commodore Stockton	ES	George Washington	HS
Douglas Trad., Alt.	ES	Mark Twain, Alt.	HS
Dr. William Cobb	ES	Mission	HS
E R Taylor	ES	Newcomer, Alt.	HS
Edison	ES	School/Bus/Com, Alt.	HS
Francis Scott Key	ES		
Glen Park	ES	Total HS Expenditure:	3,858,532
Guadalupe	ES	Total HS:	9
Hawthorne	ES		
Hillcrest	ES		
Jean Parker	ES	Total Expenditure:	9,990,762
John Swett, Alt.	ES	Total Schools:	44
Lafayette	ES		
Miraloma	ES		
Redding	ES		
Robert Louis Stevenson	ES		
Sherman	ES		
Spring Valley	ES		
Starr King	ES		
Sunnyside	ES		
Ulioa	ES		
Visitacion Valley	ES		
West Portal	ES		
William DeAvila	ES		
Total ES Expenditure:	3,860,160		
Total ES:	28		
Aptos	MS		
Benjamin Franklin	MS		
Francisco	MS		
Horace Mann	MS		
James Denman	MS		
Presidio	MS		
Roosevelt	MS		
Total MS Expenditure:	2,272,070		
Total MS:	7		





## RECONSTRUCTION OF PLAYGROUNDS INCLUDING UNSAFE PLAY STRUCTURES

San Francisco, with its complex topography and limited area, is the nation's second most densely populated city. Only New York City is more crowded. One result is the intensity of use of School District playgrounds. School yards are heavily used for physical education and recreation during the day; after regular school hours, the play spaces in every neighborhood serve multiple community needs.

Often a site improvement project must include replacement of play equipment, fencing, lighting, drinking fountains, or other types of work necessary to keep recreational spaces clean, useful, and attractive. Unfortunately, economic constraints have deterred upkeep of most School District sites over a period of many years. Lack of maintenance on asphalt, has caused accelerated deterioration, and many yards now require replacement of the entire base (1-1/2" to 4") to control erosion and hazards. San Francisco Unified School District has received complaints and several law suits because of play yard conditions alleged to be perilous to children.

Sidewalks on and immediately adjacent to school property are another major repair and replacement problem. Cracked, tilted, and otherwise damaged sidewalks have resulted in dozens of complaints, law suits, and requisitions from principals over many years. Only the most dangerous conditions have been budgeted for repairs.

A number of secondary schools' athletic fields are in need of immediate attention. Football fields and running tracks in particular, require regrading and resurfacing, as well as correction of water drainage problems, such as ponding or erosion.

Because the typical school site is used days, evenings, and weekends, it usually is difficult to schedule repairs. Careful coordination is required to maintain services, safe exits, and access while replacing deteriorated paving or improving drainage.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	5	\$ 323,480
Elementary Schools	38	1,808,640
Middle Schools	8	950,360
High Schools	10	3,790,618
	<hr/>	<hr/>
TOTAL	61	\$6,873,098



# Reconstruction of Playgrounds Including Unsafe Play Structures

School Name		School Name	
Burnett	CC	Aptos	MS
John McLaren	CC	Benjamin Franklin	MS
Junipero Serra	CC	Everett	MS
Las Americas	CC	Horace Mann	MS
San Miguel	CC	James Denman	MS
		James Lick	MS
Total CC Expenditure:	323,480	Presidio	MS
Total CC:	5	Roosevelt	MS
		Total MS Expenditure:	950,360
Argonne Alt	ES	Total MS:	8
Bessie Carmichael	ES		
Bryant	ES	Abraham Lincoln	HS
Buena Vista, Alt.	ES	Balboa	HS
Claire Lillienthal, Alt.	ES	Downtown, Alt.	HS
Clarendon, Alt.	ES	Galileo	HS
Cleveland	ES	George Washington	HS
Commodore Sloat	ES	Lowell, Alt.	HS
Commodore Stockton	ES	Mark Twain, Alt.	HS
Daniel Webster	ES	Mission	HS
Douglas Trad., Alt.	ES	Raoul Wallenburg	HS
E R Taylor	ES	Woodrow Wilson	HS
Edison	ES		
Filipino Ed Ctr	ES	Total HS Expenditure:	3,790,618
Frank McCoppin	ES	Total HS:	10
Garfield	ES		
Glen Park	ES	Total Expenditure:	6,873,098
Guadalupe	ES	Total Schools:	61
Hawthorne	ES		
Hillcrest	ES		
Jean Parker	ES		
John Swett, Alt.	ES		
Jose Ortega	ES		
Junipero Serra	ES		
Lafayette	ES		
Lakeshore, Alt.	ES		
Lawton, Alt.	ES		
Leonard R. Flynn	ES		
Longfellow	ES		
Monroe	ES		
Paul Revere Annex	ES		
Raphael Weill	ES		
Redding	ES		
Robert Louis Stevenson	ES		
Sanchez	ES		
Starr King	ES		
Visitacion Valley	ES		
West Portal	ES		
Total ES Expenditure:	1,808,640		
Total ES:	38		



## REHABILITATION AND EXPANSION OF LIBRARY FACILITIES

The library is the heart of the educational program. All students deserve a well stocked, well equipped library .

Library rooms at many of our elementary school campuses cannot accommodate growing collections. It is imperative that library space be increased in schools which have inadequate library facilities.

Providing an expanded library will create conditions for educational enrichment; something which can be difficult to achieve within the cramped confines of a small elementary library.

New equipment installations within libraries (computers, television, teaching aids, etc.) require space upgrading to adequately accommodate these units and meet current educational standards.

Library expansion will include removing walls and physically expanding the space exclusively assigned to libraries. It will also include new flooring and acoustical treatment, as well as new electrical and ventilation service to serve the new equipment.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	0	\$ -0-
Elementary Schools	9	405,000
Middle Schools	0	-0-
High Schools	1	50,000
	<hr/>	<hr/>
TOTAL	10	\$455,000





# Rehabilitation and Expansion of Library Facilities

-----  
 School Name  
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Bessie Carmichael	ES
Cleveland	ES
Commodore Stockton	ES
Hawthorne	ES
Jean Parker	ES
Jefferson	ES
Redding	ES
Starr King	ES
Sunnyside	ES

Total ES Expenditure:	405,000
Total ES:	9

Newcomer, Alt.	HS
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Total HS Expenditure:	50,000
Total HS:	1

Total Expenditure:	455,000
Total Schools:	10



## REHABILITATION OF SCIENCE LABORATORIES IN MIDDLE AND HIGH SCHOOLS

Problems of inadequate teaching facilities are not unique to the San Francisco Unified School District, but they are more common in larger cities with a preponderance of buildings beyond 45 years in age. Science is an important part of the curriculum at every level. It is especially essential to upgrade science teaching in the secondary schools, where career opportunities in science or technology have become increasingly relevant to the program. Because science laboratories require special equipment, and a range of mechanical and electrical services, they are among the most expensive areas of the schools to renew. Nonetheless, from the educational standpoint, such upgrading is a high priority.

In older schools, class size far exceeds the number of student stations in most laboratories. Further, laboratories generally are not suitable for both lectures and for demonstration of scientific experiments. To be effective, educators have learned, science teaching facilities must be flexible and adaptable for "hands on" student learning experiences. In far too many of San Francisco Unified School District's older buildings, teachers are attempting to demonstrate contemporary scientific concepts without properly functioning services (water, waste lines, gas, compressed air, electricity).

Additionally, most high school science laboratories (chemistry, physics, biology) lack the needed backup storage spaces for supplies and equipment to sustain a pattern of active student participation and interest. New regulations apply for storage and handling of chemicals. Safety is a basic consideration; in most high school chemistry laboratories, there are no emergency shower and eye wash sprays. They must be provided, along with teacher-controlled emergency shut offs and special fire extinguishing equipment.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	0	\$ -0-
Elementary Schools	0	-0-
Middle Schools	10	1,400,000
High Schools	8	3,500,000
	<hr/>	<hr/>
TOTAL	18	\$4,900,000



# Rehabilitation of Science Laboratories in Middle and High Schools

-----  
 School Name  
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A P Giannini	MS
Aptos	MS
Benjamin Franklin	MS
Everett	MS
Francisco	MS
James Lick	MS
Luther Burbank	MS
Marina	MS
Presidio	MS
Roosevelt	MS

Total MS Expenditure:	1,400,000
Total MS:	10

Abraham Lincoln	HS
Balboa	HS
Galileo	HS
George Washington	HS
Lowell, Alt.	HS
Mission	HS
Raoul Wallenburg	HS
Woodrow Wilson	HS

Total HS Expenditure:	3,500,000
Total HS:	8

Total Expenditure:	4,900,000
Total Schools:	18





## RECONSTRUCTION WORK TO PROVIDE FOR HANDICAPPED ACCESS

State law mandates that local school districts make all school facilities accessible to the handicapped. Handicapped access includes more than elevators and ramps; it also includes access to classrooms, bathrooms, gymnasiums, cafeteria services, etc., so that handicapped students, faculty, and parents can reach every area of the building.

The School District has undertaken a handicapped access program. Many buildings were made accessible to the handicapped during the Field Act reconstruction. Plans are in place to do additional handicapped accessibility work in the Proposition 1/26 reconstruction program. Nevertheless, there are still serious deficiencies within the School District which are not funded by either federal or state monies and need to be addressed.

This Bond Issue will fund handicapped access work at various school sites. The work includes constructing ramps, and oftentimes includes elevators to transport students, faculty, and parents to the upper floors in the building. Some sites and some buildings, because of their configuration, will require more than one elevator because there are separate buildings, or one wing is on a different level than a second wing.

Planned improvements will also include making bathrooms accessible, modifying toilets and lavatories, widening some doors which are less than minimum standards, and replacing water fountains with fixtures that are suitable for use by handicapped individuals.

### Summary:

<u>School Division</u>	<u>Number of Schools</u>	<u>Dollars</u>
Children's Centers	1	\$ 30,000
Elementary Schools	23	6,220,000
Middle Schools	7	3,557,850
High Schools	4	1,800,000
	<hr/>	<hr/>
TOTAL	35	\$11,607,850





# Reconstruction Work to Provide for Handicapped Access

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 School Name  
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Laguna Golden Gate CC

Total CC Expenditure: 30,000  
 Total CC: 1

Alvarado	ES
Cabrillo	ES
Dr. Charles Drew, Alt.	ES
E R Taylor	ES
Edison	ES
Francis Scott Key	ES
Grattan	ES
Guadalupe	ES
Hillcrest	ES
Jefferson	ES
Lafayette	ES
Lakeshore, Alt.	ES
Lawton, Alt.	ES
Marshall	ES
Mission Ed Ctr	ES
Paul Revere	ES
Paul Revere Annex	ES
Robert Louis Stevenson	ES
San Francisco Community	ES
Sanchez	ES
Sheridan	ES
Visitacion Valley	ES

Total ES Expenditure: 6,220,000  
 Total ES: 23

A P Giannini	MS
Aptos	MS
Francisco	MS
Herbert Hoover	MS
Horace Mann	MS
James Lick	MS
Luther Burbank	MS

Total MS Expenditure: 3,557,850  
 Total MS: 7

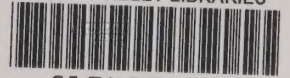
J Eugene McAteer	HS
Lowell, Alt.	HS
Mark Twain, Alt.	HS
Phillip Burton, Alt.	HS
Woodrow Wilson	HS

Total HS Expenditure: 1,800,000  
 Total HS: 4

Total Expenditure: 11,607,850



U.C. BERKELEY LIBRARIES



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